

**Jon Borden Snow Shack Temporary Use
DRC Redline Comments**

Jon Borden – Requests Temporary Use approval to operate a snow shack at 3340 North Center Street in an existing Planned Community zone

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant: none present

Date of Plans Reviewed: 5/2/11

Review began: 1:00

Review ended: 1:15

DRC REDLINE COMMENTS:

- Prior to opening for business, applicant shall obtain final inspection from Fire Department and Inspection Dept.
- Health Department approval will be required

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**Carl and Vicki Hacking Snow Shack Temporary Use
DRC Redline Comments**

Carl & Vicki Hacking – Request Temporary Use approval to operate a snow shack at 414 East Main Street in an existing MU zone including a sign on the building.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant: Carl Hacking and Vicki Hacking

Date of Plans Reviewed: 5/5/11

Review began: 1:15

Review ended: 1:20

DRC REDLINE COMMENTS:

- Prior to opening for business, applicant shall obtain final inspection from Fire Department and Inspection Dept.
- Health Department approval will be required
- Access needs to come from 400 East – if curb cut is open to traffic, building might be in the sight triangle

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**Jerry Anderson and Aaron Woods Temporary Use
DRC Redline Comments**

Jerry Anderson & Aaron Woods – Request Temporary Use approval to operate a haunted house at 310 East State Street in a Mixed Use zone.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant: Amy Anderson, Jerry Anderson and Aaron Woods

Date of Plans Reviewed: 5/5/11

Review began: 1:20

Review ended: 2:00

DRC COMMENTS:

- Fire sprinklers and alarm will need to be inspected if it has not been recently inspected (yearly inspections required)
- Work with Building and Fire Departments to pass all applicable inspections
- If the applicant intends to make this a permanent use, a formal site plan review and approval will be required and permanent site improvements will be evaluated at this time. Any permanent improvements could likely be phased and/or constructed on a timeline. Building elevations will be evaluated at that time for conformance.
- Parking in front of the building that backs onto State Street and 300 East cannot be permitted – resubmit a parking plan showing counts, dimensions to City Standards, how parking will be delineated, and that removes the parking that backs onto public streets
- Coordinate with adjacent landowners, including UDOT, for parking
- If parking becomes an issue, parking can be evaluated by Lehi City at any time
- A separate sign permit will be required for all signage

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**Wasatch Auto Exchange Conditional Use and Site Plan Approval
DRC Redline Comments**

Jared Messerly – Requests Site Plan and Conditional Use approval to operate Wasatch Auto Exchange, an auto sales business from an existing building located at 113 South 1200 East in an existing Commercial zone.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant: Jared Messerly

Date of Plans Reviewed: 5/2/11

Review began: 2:00

Review ended: 2:15

DRC COMMENTS:

Lee: No comments

Lynn: No comments

Jim: No comments

Brad: No comments

Kim: No comments

Kerry: No comments

Rob: No comments

Steve: No comments

CRITICAL ISSUES:

Prior to opening for business, applicant shall obtain final inspection from Fire Department and Inspection Department, Planning Commission approval and a business license.

GENERAL COMMENTS:

1. There are no cars permitted to be parked inside the building, nor any detailing or mechanical work can be done.
2. Any signage will require a separate sign approval
3. Suggest adding upgrades to improve the façade of the building

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION May 26, 2011

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**Xango Monument Sign
DRC Redline Comments**

Xango – Requests approval of a monument sign

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant: none present

Review began: 2:15

Review ended: 2:20

DRC COMMENTS:

No building permit is required

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**Micron Area Plan
DRC Redline Comments**

Micron Technology Inc – Requests review of the Micron Area Plan (sixth submittal – date of last review 5/4/11)

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant: Brian Gabler

Date of Plans Reviewed: 5/4/11

Review began: 2:30

Review ended: 2:30

DRC COMMENTS:

Intro (replacement):

No additional comments

Land Use (replacement):

- Distinguish the 108 acre unannexed portion on the land use map (sheet L-14)

Boundary (new):

- Add a note on the 108 acre unannexed portion that it will be included at a future date

Open Space/ Trails (replacement):

No additional comments

Utilities – Storm Drainage (new):

- SD-1 – be more specific on the pipe type requirements, particularly when considering minimum cover (refer to City Standards)
- The area plan should consider potential drainage channels or trunk lines sizes and locations to which they would be installed to drain towards ponds.
- Existing pond volumes should be evaluated with new City detention criteria and compared with proposed detention volumes to determine overall capacity.
- The summary should include at least some information regarding the multiple discharge points of various basins and outlying how the discharges can meet existing pipe capacity constraints

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.